150.0	0006	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	631,400	/	631,400
USE VALUE:	631,400	/	631,400
ASSESSED:	631,400	/	631,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN GARY J
Owner 2:	
Owner 3:	
Street 1:	14 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	150,800	600	480,000	631,400
Total Card	0.138	150,800	600	480,000	631,400
Total Parcel	0.138	150,800	600	480,000	631,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 632.41 | /Parcel: 632.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99431

GIS Ref

GIS Ref

Insp Date 06/09/18

!11782!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0006-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	150,800	600	6,000.	480,000	631,400		Year end	12/23/2021
2021	101	FV	145,500	600	6,000.	480,000	626,100		Year End Roll	12/10/2020
2020	101	FV	145,500	600	6,000.	480,000	626,100	626,100	Year End Roll	12/18/2019
2019	101	FV	137,300	700	6,000.	450,000	588,000	588,000	Year End Roll	1/3/2019
2018	101	FV	137,300	700	6,000.	372,000	510,000	510,000	Year End Roll	12/20/2017
2017	101	FV	137,300	700	6,000.	342,000	480,000	480,000	Year End Roll	1/3/2017
2016	101	FV	137,300	700	6,000.	312,000	450,000	450,000	Year End	1/4/2016
2015	101	FV	128,300	700	6,000.	306,000	435,000	435,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:06:04

LAST REV

Date	Time
06/18/18	11:29:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN GARY	25393-403		6/7/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
10/31/2008	Meas/Inspect	189	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	
Total:	480,000	Spl Credit		Total:	480,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	55250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	234116
Depreciation:	83345
Depreciated Total:	150771

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

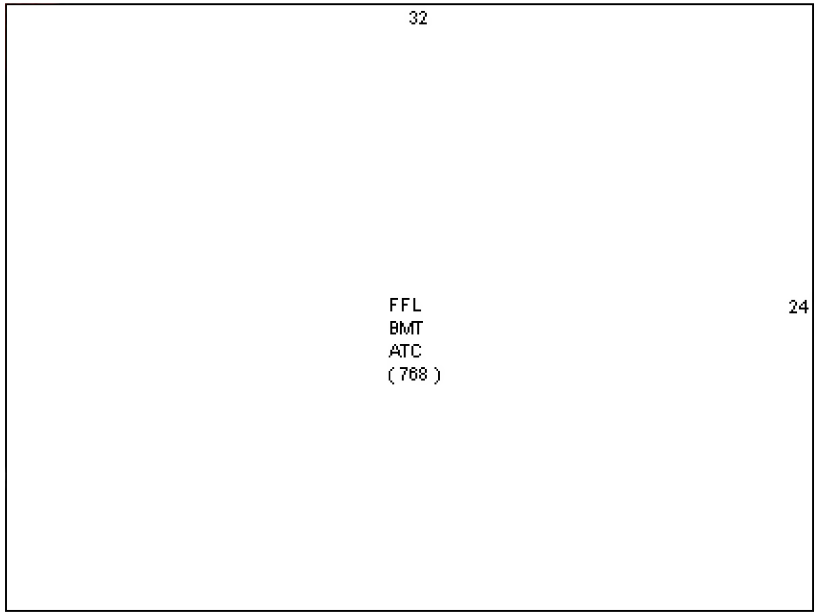
No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	83.55
Final Total:	150800	Val/Su SzAd	145.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	53.230	40,882
FFL	First Floor	768	148.490	114,037
ATC	Attic	269	89.090	23,948
	Net Sketched Area:	1,805	Total:	178,867
Size Ad	1036.7999	Gross Area	2304	FinArea 998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	30	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X18	A	AV	1990	4.14	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600

IMAGE

AssessPro Patriot Properties, Inc